

ALTA/NSPS LAND TITLE SURVEY
AND
IMPROVEMENT SURVEY PLAT

1055 North Clermont Street, Denver, Colorado
A portion of the SW1/4 of Section 6, Township 4 South,
Range 67 West of the 6th P.M.
City and County of Denver,
State of Colorado

LEGAL DESCRIPTIONS:

PARENT TRACT:
(As provided by the client and identified as the 12 acres of land)
(Previously recorded as Schedule A in Final Judgement Civil Case # 2397, filed November 8th, 1951)

The lands to be taken are located in the City and County of Denver, State of Colorado, and boundary or perimeter description thereof is as follows:

Beginning at the point of intersection of the Westerly line of Clermont Street and the South line of the Northwest Quarter of the Northeast quarter of the Southwest Quarter (NW1/4 NE1/4 SW1/4), Section 6, Township 4 South, Range 67 West, thence, North along the Westerly line of Clermont Street, a distance of 380.5 feet, more or less to a concrete monument; thence, North 08°23' East, a distance of 315.5 feet, more or less, to a concrete monument located at the Northwesterly corner of the intersection of 11th Avenue and Clermont Street; thence, North along the Westerly line of Clermont Street, a distance of 168.42 feet, more or less, to a concrete monument located at the Southwest corner of the intersection of Clermont Street and Hale Parkway; thence, following the Southerly line of Hale Parkway North 80°59' West a distance of 368.3 feet to a point of curve; thence, continuing along the Southerly line of Hale Parkway, on an arc or curve to the right having a radius of 2318.92 feet, along chord course of North 78°08' West and a chord distance of 230.6 feet, an arc distance of 230.69 feet, more or less, to a concrete monument located at the Southeast corner of the intersection of Hale Parkway and Bellaire Street; thence, South, following the Easterly line of Bellaire Street, a distance of 304.36 feet to the North line of the Southwest Quarter (SW1/4) of Section 6, Township 4 South, Range 67 West; thence, South 89°49' West, along the North line of the said Southwest Quarter (SW1/4), a distance of 60.005 feet to a point; thence, South 00°05'30" East a distance of 661.425 feet to the South line of the North Half of the Northwest Quarter of the Southwest Quarter (N1/2 NW1/4 SW1/4) of Section 6, Township 4 South, Range 67 West; thence, South 89°58'30" East, following the South line of the said North Half of the Northwest Quarter of the Southwest Quarter (N1/2 NW1/4 SW1/4) and the South line of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter (NW1/4 NE1/4 SW1/4) of Section 6, a distance of 602.495 feet to the point of beginning, containing approximately 12 acres.

RESULTING DISPOSAL TRACT:
(Written by the surveyor as directed by the client)

A parcel of land situated in the Southwest 1/4 of Section 6, Township 4 South, Range 67 West of the 6th Principle Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Southwest corner of said Section 6, from whence the West 1/4 corner of said Section 6 bears N00°04'34"E a distance of 2649.02 feet for a Basis of Bearing; thence N37°32'04"E a distance of 2508.21 feet to the Point of Beginning; thence N00°07'39"W along the West line of Clermont Street a distance of 383.25 feet; thence N08°13'51"E along the West line of Clermont Street a distance of 119.18 feet; thence S89°54'29"W, parallel with North line of the Southwest 1/4 of said Section 6, a distance of 270.66 feet; thence N00°03'40"E a distance of 161.31 feet; thence S89°54'29"W, along the North line of the Southwest 1/4 of said Section 6, a distance of 350.00 feet; thence S00°03'40"W along the extended West line of Bellaire Street, a distance of 661.74 feet to a point on the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 6; thence N89°58'46"E along the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 and along the South line of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 6, a distance of 604.98 feet to the Point of Beginning.

Containing 360,045 square feet (8.265 acres), more or less.

Surveyor's Notes:

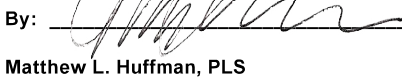
- The boundary evidence shown hereon is the result of observations and calculations made at the time of survey. Additional evidence which may not be available due to snow, lack of access, traffic, danger or other causes may provide different results.
- The legal description and address shown hereon were provided by the client. The accuracy and correctness thereof is the responsibility of the interested party ordering the survey. According to Colorado law, any legal action against the surveyor must be commenced within three years of initial discovery.
- All distances and lengths shown hereon are measured in decimal feet, unless otherwise noted. All angles, bearings and directional courses are measured in degrees, minutes and seconds as determined from the nearest cardinal direction, unless otherwise noted.
- Underground utilities, foundations and burial grounds have not been located and are not certified hereon. It is strongly recommended to contact the local utility providers for location and approval, prior to any type of construction or excavation.
- All improvements are located within the property boundary unless otherwise shown and listed here.

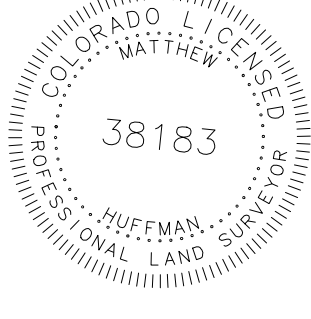
- Party wall with adjacent building at Northwest area of subject property as shown.
- Enclosed smoking room encroaches 3.76 feet onto subject property at Northwest as shown.
- City parking meters are in place along Easterly property boundary as shown.
- Utilities serving the property are built in implied easements. No title was provided to the surveyor and easement locations are not known.

To U.S. Department of Veterans Affairs:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a)(b), 8, 11 (observed evidence only), 13, 14, and 20 of Table A thereof. The field work was completed on October 9, 2020.

Date of Plat or Map: October 9, 2020, Last Revised January 28, 2021

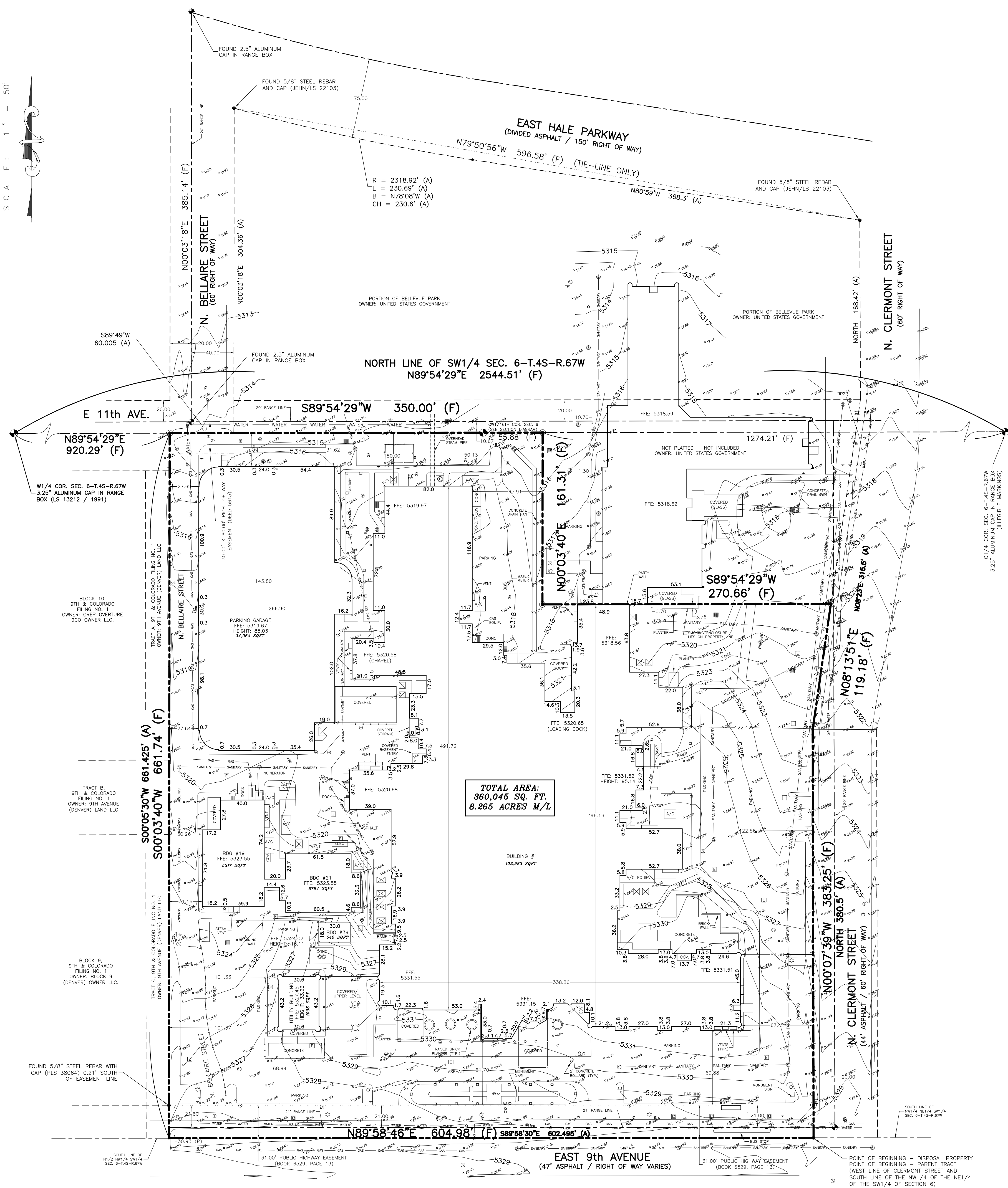
I hereby certify that this Land Survey Plat was prepared for the U.S. Department of Veterans Affairs, that this Land Survey Plat was made under my supervision and that to the best of my knowledge and belief, it is a true and correct representation.
I further certify that the improvements on the above described parcel on this date, October 9, 2020, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

By:  January 28, 2021
(date)
Matthew L. Huffman, PLS
Licensed Professional Land Surveyor,
State of Colorado, No. 38183



FILE: GEN/CLERMONT VA
FIELD DATES: 9-15 TO 10-9-20
DRAWING DATE: 10-09-2020
CERTIFY DATE: 10-09-2020
REVISION DATE: 11-5-2020 C2397
1-28-2021 LD DMJ
FIELD BOOK/PAGES: 63/14-32
DRAWING BY: M/LH
PROJECT NUMBER: 3220166710
TYPE OF SURVEY: ALTA

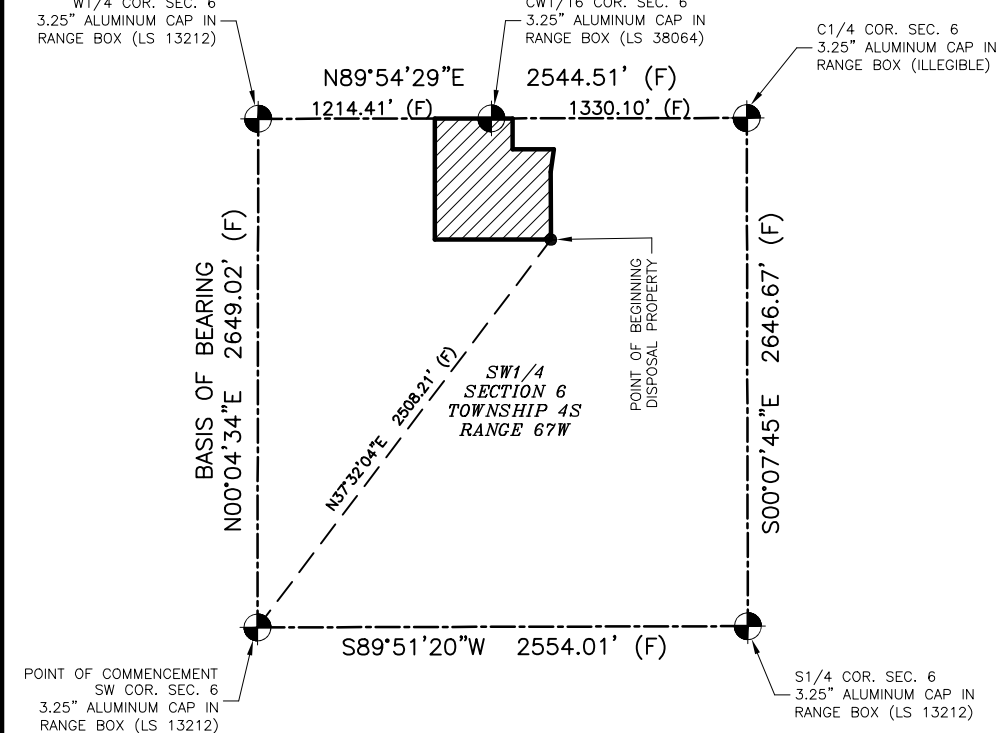
HUFFMAN SURVEYING
PO BOX 12293
DENVER, CO 80212
(303) 421-5263
www.huffmansurveying.com



SECTION DIAGRAM

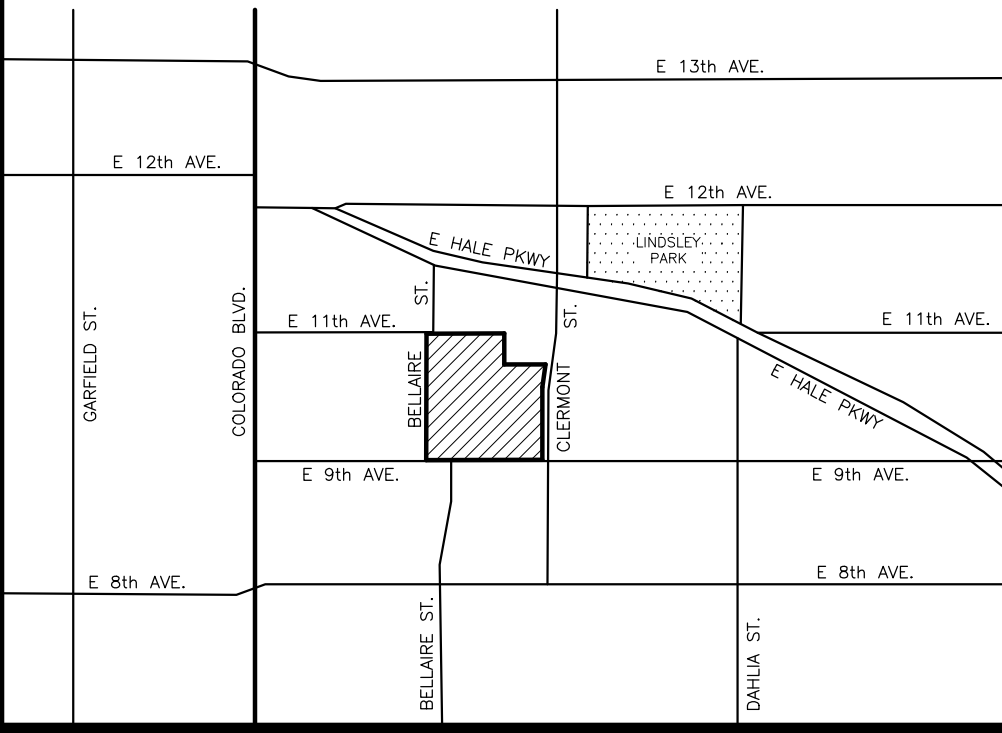
SW1/4 SECTION 6-T.4S-R.67W

SCALE: 1" = 1000'



VICINITY MAP

SCALE: 1" = 1000'



LEGEND:

- (P) = PLAT MEASUREMENT
- (A) = PARENT TRACT FINAL JUDGEMENT DESCRIPTION MEASUREMENT
- (F) = FIELD MEASUREMENT (ACTUAL)
- (C) = CALCULATED MEASUREMENT
- (D) = TITLE COMMITMENT OR VESTING DEED MEASUREMENT
- (E) = PLATTED EASEMENT DIMENSION

- = SET 5/8" REBAR AND CAP (HUFFMAN/PLS 38183)
- = SET MAG-NAIL & DISK (HUFFMAN/PLS 38183)
- = FOUND BOUNDARY EVIDENCE AS NOTED
- = FOUND SECTION CORNER MONUMENT AS NOTED

- ☆ = LIGHT POST
- ⊙ = SANITARY MANHOLE
- ⊙ = TELEPHONE BOX / RISER
- ⊙ = STORM MANHOLE
- ⊙ = STEAM MANHOLE
- ⊙ = UTILITY MANHOLE
- ⊙ = ELECTRIC BOX
- ⊙ = TRANSFORMER
- ⊙ = FIRE HYDRANT
- ⊙ = TRAFFIC/PARKING SIGN
- ⊙ = FLAG POLE
- ⊙ = PARKING METER
- ⊙ = SANITARY CLEAN-OUT
- ⊙ = LIGHT (LANDSCAPE)
- ⊙ = WATER VALVE
- ⊙ = WATER METER
- ⊙ = WATER MANHOLE
- ⊙ = INLET

- RIGHT OF WAY / PROPERTY BOUNDARY
- SECTION LINE CONTROL / RANGE LINE
- ADJACENT LOT LINES
- EASEMENT / RESTRICTION
- BOLLARD GUIDE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE

BASIS OF BEARING: The bearings shown hereon are based on the North line of the SW 1/4 of Section 6, Township 4 South, Range 67 West, as measured between the monuments shown, being N89°54'29"E.

GROSS LAND AREA: 360,045 sq. ft. (8.265 acres)

FLOOD ZONE CERTIFICATION: The subject property lies within Flood Zone Classification "X" according to FEMA's FIRM map number 080046 02066, effective November 17, 2005.

CURRENT ZONING: No zoning determination was made by this office, nor was any zoning letter provided by the client.

ELEVATION BENCHMARK: Elevations shown hereon are the result of a ground survey based on the City and County of Denver benchmark #174, located at the intersection of York Street and East 20th Avenue, having an elevation of 5278.87 feet (NAVD 88). Contours are drawn with a 1-foot interval.

NOTE: This survey does not constitute a title search and was completed without the benefit of a title commitment.

PROPERTY ADDRESS:

(as provided by the client)

1055 N Clermont Street, Denver, Colorado 80220